



22 Sweeters Field Road, Alfold
£800,000



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22 Sweeters Field Road

Alfold, Cranleigh

- Immaculate detached family home
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Impressive kitchen/dining room
- Utility room
- Wide corner plot
- Double garage

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café The Alfold Larder, church, and busy sports clubs. There is a Marks & Spencer Food at the local BP service station which provides for day-to-day needs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

Nestled within a desirable residential enclave, this immaculate four-bedroom detached family home presents an exceptional opportunity for those seeking a perfect blend of traditional character and modern comfort. Entering through a welcoming hallway, you are immediately struck by the sense of space and light that permeates every corner of this meticulously maintained property. The ground floor boasts three versatile reception rooms, each thoughtfully designed to accommodate both formal entertaining and relaxed family gatherings. The principal living room features elegant décor, while the adjacent family room offers a flexible space ideal for a playroom, home office. At the heart of the home, the impressive kitchen/dining room is a true showpiece, fitted with high-quality cabinetry, integrated appliances, and expansive work surfaces, making it a culinary haven for the aspiring chef and a hub for family life. A separate utility room adds practicality, ensuring laundry and household tasks are neatly tucked away. Upstairs, the generous landing leads to four well-proportioned bedrooms, each thoughtfully decorated to create restful sanctuaries for every member of the family. The principal bedroom benefits from ample fitted wardrobes and a stylish en-suite shower room with contemporary fixtures, while the remaining bedrooms share a beautifully appointed family bathroom, complete with a luxurious bath and shower. The property is further enhanced by a double garage, providing parking and benefits from a car charging point. Lovingly maintained and presented in turn-key condition, this spacious family residence offers an ideal retreat for modern family life.

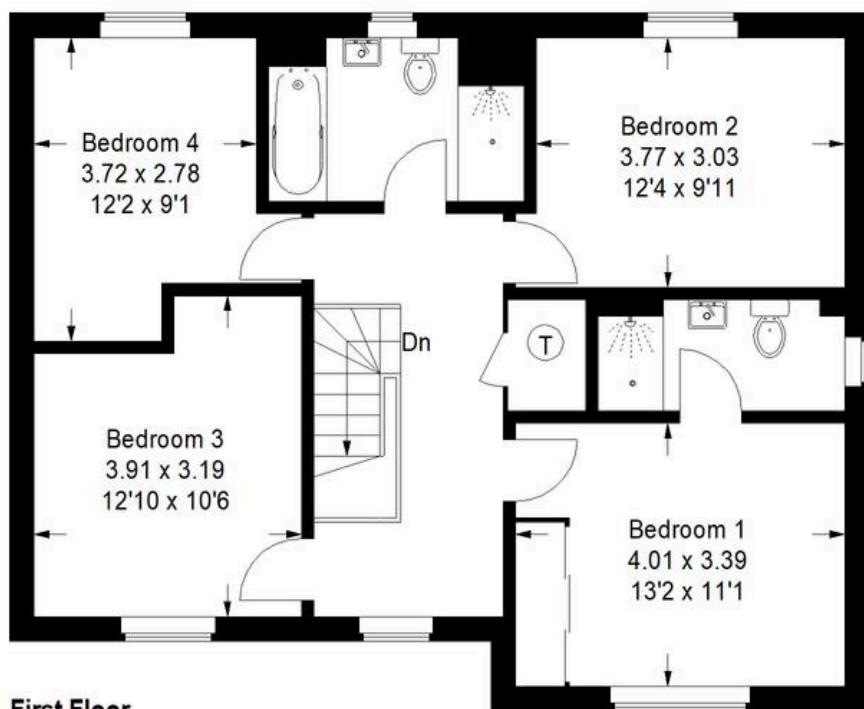
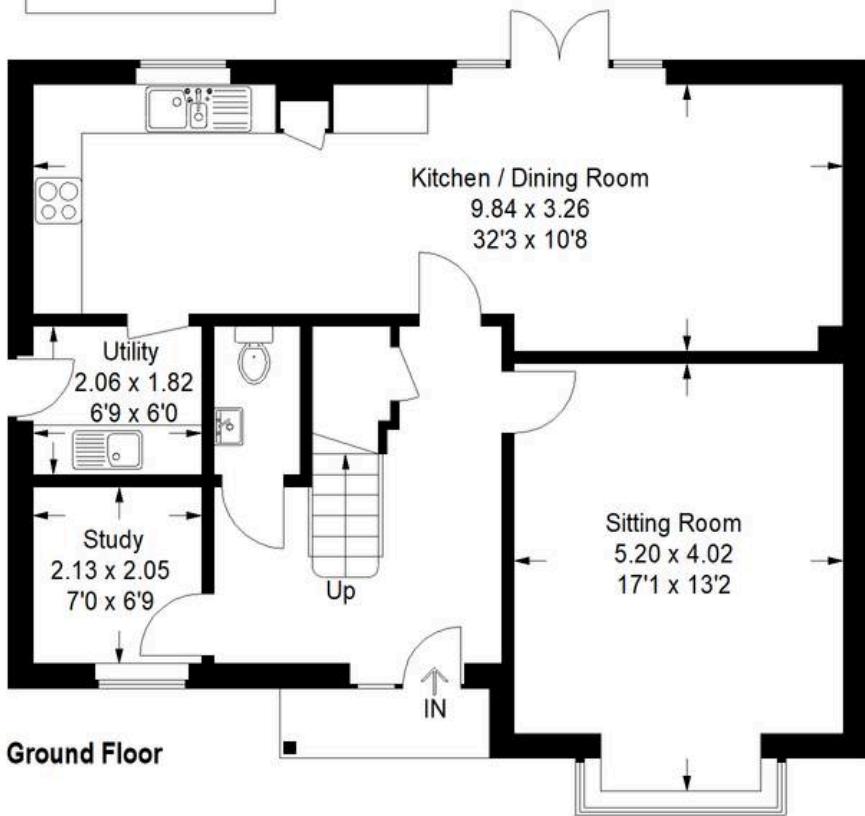
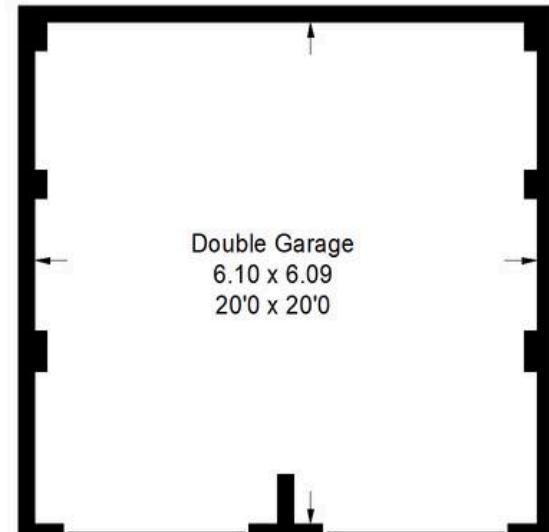




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Approximate Gross Internal Area
 Ground Floor = 75.2 sq m / 809 sq ft
 First Floor = 72.8 sq m / 784 sq ft
 Double Garage = 37.2 sq m / 400 sq ft
 Total = 185.2 sq m / 1993 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.